

Site Plan: 8715 13th Ave NW

General
OWNER: Katrina & Rick Romatowski
ADDRESS: 8715 13th Ave NW
PARCEL NUMBER: 751500-0069
LOT SIZE: 6,149sqft
ZONING: RSL (M)
ECA: None
LEGAL: SALMON BAY ACRE TRS E 1/2 LESS
N 85.46 FT LESS ST PLat Block: Plat Lot: 7
PROJECT DESCRIPTION: Build two new
single-family residences

(P) SFR #1 Information
SQFT: 1140 Gross sqft
BED/BATH: 2 Bed/1.5 Bath
MAX HEIGHT: 30' to Top Plate
ROOF MAX: 35' Roof Ridge (Pitched)

(P) SFR #2 Information
SQFT: 1140 Gross sqft
BED/BATH: 2 Bed/1.5 Bath
MAX HEIGHT: 30' to Top Plate
ROOF MAX: 35' Roof Ridge (Pitched)

(E) SFR Information
SQFT: 886 Gross sqft
BED/BATH: 2 Bed/1.5 Bath
MAX HEIGHT: 30' to Top Plate
ROOF MAX: 35' Roof Ridge (Pitched)

Rear Yard Coverage
REAR YARD SIZE: 430sqft
TOTAL COVERAGE ALLOWED: 172sqft
TOTAL COVERAGE PROPOSED: 0sqft

Impervious Surface
PROPOSED COVERAGE: 1,636sqft
DRAINAGE REVIEW REQ'D: Yes

Lot Coverage
LOT SIZE: 6,149sqft
ALLEY BONUS: 0sqft
LOT + ALLEY: 6,149sqft
EXISTING COVERAGE: 1,140sqft
-(E) SFR: 886sqft
-Shed: 254sqft
TOTAL COVERAGE ALLOWED: 3,074sqft
TOTAL COVERAGE PROPOSED: 2,026sqft
-(E) SFR: 886sqft
-(P) SFR #1: 570sqft
-(P) SFR #2: 570sqft

Trees:
EXISTING: 82 Caliper Inches
REQUIRED: 2 Caliper Inches Per 1,000sqft
of lot area.
REQUIRED: 13 Caliper Inches
PROPOSED + RETAINED: 82 Caliper
Inches

Floor Area Ratio (FAR)
ALLOWED: 75% of Lot Area
ALLOWED: 4,611sqft
EXISTING: 886sqft
PROPOSED: 3,166sqft

Building Notes:
ADDRESS NUMBERS SHALL BE A MINIMUM 4" HIGH WITH A
MINIMUM STROKE WIDTH OF 1/2" AND TO BE ON CONTRASTING
BACKGROUND PER IRC 319.1

404.1 INTERIOR LIGHTING - A MINIMUM OF 75% OF ALL LIGHTING
SHALL BE HIGH-EFFICIENCY LUMINARIES

2015 SRC USED FOR ARCHITECTURAL DESIGN

EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY
FROM RESIDENTIALLY ZONED LOTS. PER SMC 23.44.008.H

Air Infiltration:
BUILDING AIR LEAKAGE TEST IS REQUIRED PER WSEC R402.4.1.2
DUCT INSULATION PER 403.3.1

A PERMANENT CERTIFICATE IS REQUIRED TO BE POSTED WITHIN 3' OF THE
ELECTRICAL PANEL TO CONTAIN THE HOMES R-VALUE, U-VALUE, RESULTS FROM
DUCT SYSTEM AIR LEAKAGE, RESULTS FROM BUILDING ENVELOPE AIR LEAKAGE
TESTING (BLOWER DOOR TEST), AND TYPES AND EFFICIENCIES OF HEATING,
COOLING AND SERVICE WATER HEATING EQUIPMENT PER WSEC R401.3

CORNERS OF EXTERIOR STUD WALLS ARE REQUIRED TO BE FULLY INSULATED.
THE EXTERIOR THERMAL ENVELOPE IS REQUIRED TO CONTAIN A CONTINUOUS
AIR BARRIER PER TABLE 402.4.1

Owner/Contractor Notes:
1. CONTRACTOR TO PHYSICALLY INSPECT SITE PRIOR TO
COMMENCING ANY WORK. REPORT ANY DISCREPANCY TO
DESIGNER. CONTRACTOR TO REVIEW CONSTRUCTION
DOCUMENTS PRIOR TO COMMENCING CONSTRUCTION. ANY
QUESTIONS SHOULD BE DIRECTED TO OWNER AND/OR
DESIGN CONTRACTOR TO CROSS REFERENCE WITH CITY
APPROVED PLANS FOR ANY CHANGES AND/OR
ADDITIONAL REQUIREMENTS BY CITY.

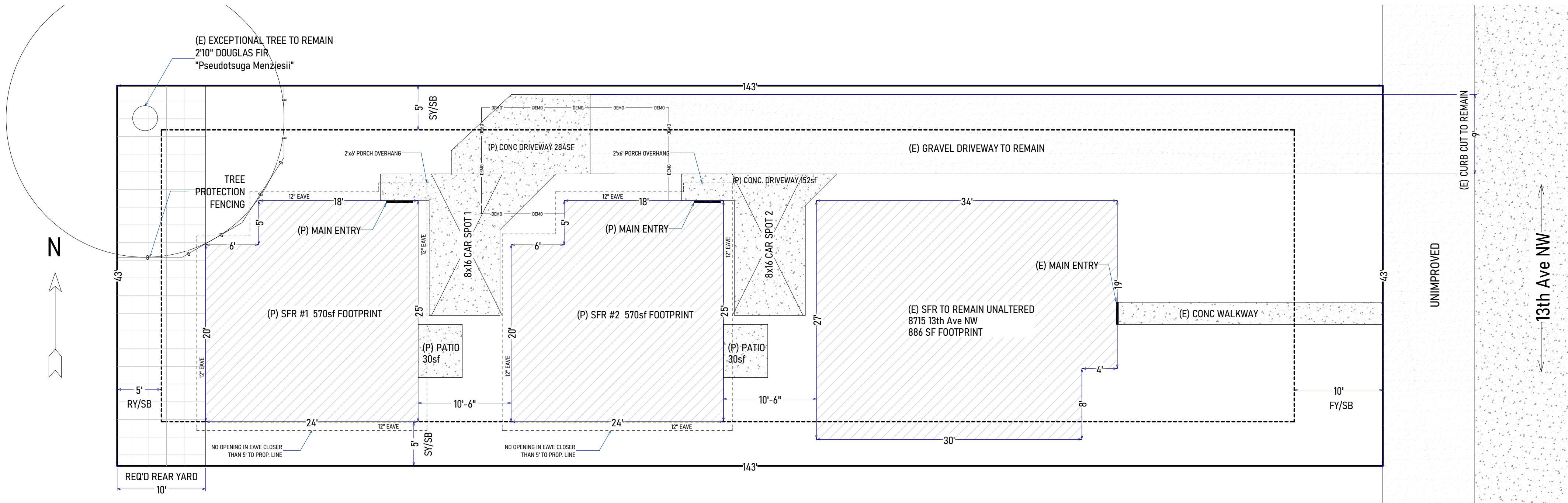
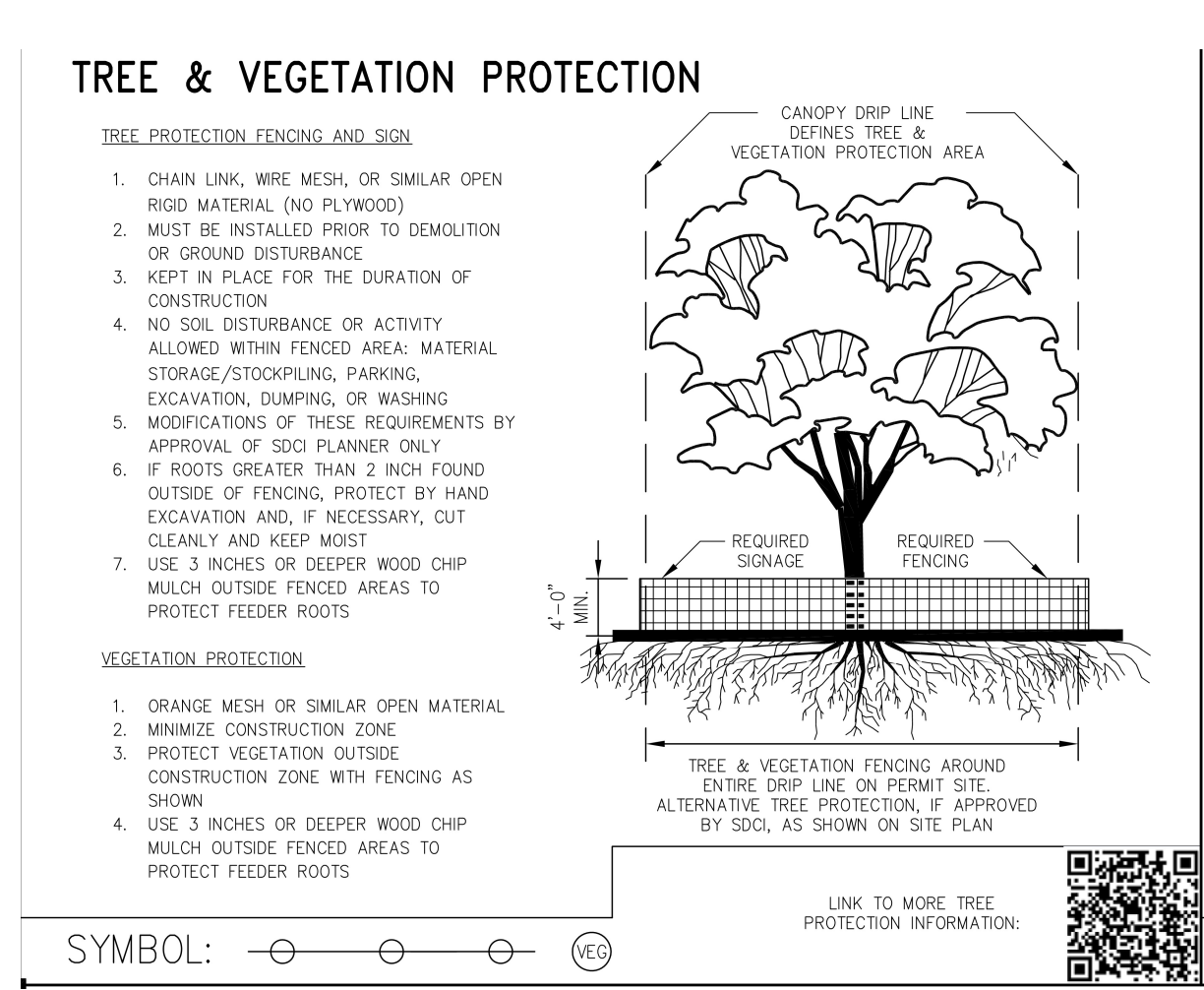
2. ALL INFORMATION CONTAINED IN THESE DOCUMENTS
REPRESENTS A "BASIC LIMITED ARCHITECTURAL SERVICE"
THAT REQUIRES THE CONTRACTOR TO BE
KNOWLEDGEABLE AND EXPERIENCE WITH ALL ASPECTS
OF CONSTRUCTION INCLUDING ALL BUILDING CODES AND
REGULATIONS IMPOSED BY THE CITY OF COUNTY AND ANY
OTHER AGENCY HAVING JURISDICTION OVER THE PROJECT.

3. ALL WORK SHALL COMPLY WITH THE STATE AND LOCAL
ORDINANCES AND SHALL BE DONE TO THE HIGHEST
STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE
RESPECTIVE TRADES.

4. THE CONTRACTOR SHALL CARRY ALL INSURANCE
REQUIRED BY LAW.

5. SAFETY, CARE OF ADJACENT PROPERTIES DURING
CONSTRUCTION COMPLIANCE WITH LOCAL STATE,
FEDERAL REGULATIONS REGARDING SAFETY ON SITE
SHALL BE CONTRACTORS RESPONSIBILITY.

6. NO DEVIATIONS FROM THESE DOCUMENTS SHALL BE MADE
WITHOUT WRITTEN APPROVAL FROM DESIGNER. ANY
CHANGES CAN AFFECT THE STRUCTURAL INTEGRITY AN
CODE RELATED ISSUES OF THE STRUCTURE.



REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISOR

Katrina Eileen
13th Ave NW RSL SFR

Site Plan

DRAWINGS PROVIDED BY:
Duncan McCormick
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(206) 601-7265

DATE:
9/16/2020

SCALE:
1/8" = 1'

SHEET:
A-1